



## ABBREVIATED PRELIMINARY ASSESSMENT CHECKLIST

This checklist can be used to help the site investigator determine if an Abbreviated Preliminary Assessment (APA) is warranted. This checklist should document the rationale for the decision on whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

**Checklist Preparer:** Jan Hagiwara/Site Assessment Manager August 14, 2008  
 (Name/Title) (Date)  
290 Broadway, New York, NY 10007 (212) 637-4321  
 (Address) (Phone)  
hagiwara.jan@epa.gov  
 (E-Mail Address)

**Site Name:** 100 Commercial Street

**Previous Names (if any):** 100 Commerce Street

**Site Location:** 100 Commercial Street  
 (Street)

Plainview NY 11803  
 (City) (ST) (Zip)

**Latitude:** 40.787596090 **Longitude:** -73.462365240

### Describe the release (or potential release) and its probable nature:

The 100 Commercial Street site consists of a single story 72,000 square foot masonry building built in 1961 in Plainview, Nassau County, New York. The site is located in an industrial/commercial park surrounded by a residential area (Figure 1). Discharges of tetrachloroethane and trichloroethane into an onsite leaching pool led to the contamination of subsurface soil and groundwater. Groundwater is at a depth of approximately 100 feet in the area.

In 1998 the DEC undertook remediation of soil and groundwater at the site under the Voluntary Cleanup Program. (The PRP was the bank that inherited the property through bankruptcy of the previous owner.) In 2004 the DEC addressed soil vapor intrusion through the application of air sparging and soil vapor extraction. After remediation, analysis of onsite soil gas and air samples taken within the facility revealed that no significant levels of contaminants existed. Contaminant levels in onsite soil and groundwater were reduced to levels below the recommended soil cleanup objectives and the NYS Groundwater Standards, respectively.

The site was delisted from the NYSDEC Registry of Inactive Hazardous Waste Sites in 2005 with the concurrence of the NYS Department of Health. There is a perfume wholesaler currently operating at the site.

### Part 1 - Superfund Eligibility Evaluation

If all answers are "no" go on to Part 2, otherwise proceed to Part 3.

	YES	NO
1. Is the site currently in CERCLIS or an "alias" of another site?	X	
2. Is the site being addressed by some other remedial program (Federal, State, or Tribal)? ALREADY CLEANED UP BY NYSDEC, DELISTED BY DEC IN 2005		X
3. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (e.g., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		X
4. Are the hazardous substances potentially released at the site excluded by policy considerations (i.e., deferred to RCRA corrective action)?		X

5. Is there sufficient documentation to demonstrate that no potential for a release that could cause adverse environmental or human health impacts exists (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, or an EPA approved risk assessment completed)?		X
--	--	---

Please explain all "yes" answer(s).

1. The site was added to CERCLIS in July 1995 and assigned CERCLIS ID Number NY0001119411.

## Part 2 - Initial Site Evaluation

For Part 2, if information is not available to make a "yes" or "no" response, further investigation may be needed. In these cases, determine whether an APA is appropriate. Exhibit 1 parallels the questions in Part 2. Use Exhibit 1 to make decisions in Part 3.

If the answer is "no" to any of questions 1, 2, or 3, proceed directly to Part 3.

	YES	NO
1. Does the site have a release or a potential to release?		X
2. Does the site have uncontained sources containing CERCLA eligible substances?		X
3. Does the site have documented on-site, adjacent, or nearby targets?		X

If the answers to questions 1, 2, and 3 above were all "yes" then answer the questions below before proceeding to Part 3.

	YES	NO
4. Does documentation indicate that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?		X
5. Is there an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site?		X
6. Is there an apparent release and no documented on-site targets or targets immediately adjacent to the site, but there are nearby targets (e.g., targets within 1 mile)?		X
7. Is there no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site?		X

Notes:

**EXHIBIT 1**  
**SITE ASSESSMENT DECISION GUIDELINES FOR A SITE**

Exhibit 1 identifies different types of site information and provides some possible recommendations for further site assessment activities based on that information. You will use Exhibit 1 in determining the need for further action at the site, based on the answers to the questions in Part 2. Please use your professional judgment when evaluating a site. Your judgment may be different from the general recommendations for a site given below.

<b>Suspected/Documented Site Conditions</b>		<b>APA</b>	<b>Full PA</b>	<b>PA/SI</b>	<b>SI</b>
1. There are no releases or potential to release.		Yes	No	No	No
2. No uncontained sources with CERCLA-eligible substances are present on site.		Yes	No	No	No
3. There are no on-site, adjacent, or nearby targets.		Yes	No	No	No
4. There is documentation indicating that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site.	Option 1: APA --SI	Yes	No	No	Yes
	Option 2: PA/SI	No	No	Yes	NA
5. There is an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site.	Option 1: APA --SI	Yes	No	No	Yes
	Option 2: PA/SI	No	No	Yes	NA
6. There is an apparent release and no documented on-site targets and no documented targets immediately adjacent to the site, but there are nearby targets. Nearby targets are those targets that are located within 1 mile of the site and have a relatively high likelihood of exposure to a hazardous substance migration from the site.		No	Yes	No	No
7. There is no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site.		No	Yes	No	No

**Part 3 - EPA Site Assessment Decision**

When completing Part 3, use Part 2 and Exhibit 1 to select the appropriate decision. For example, if the answer to question 1 in Part 2 was "no," then an APA may be performed and the "NFRAP" box below should be checked. Additionally, if the answer to question 4 in Part 2 is "yes," then you have two options (as indicated in Exhibit 1): Option 1 --conduct an APA and check the "Lower Priority SI" or "Higher Priority SI" box below; or Option 2 -- proceed with a combined PA/SI assessment.

**Check the box that applies based on the conclusions of the APA:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> NFRAP         | <input type="checkbox"/> Refer to Removal Program - further site assessment needed |
| <input type="checkbox"/> Higher Priority SI       | <input type="checkbox"/> Refer to Removal Program - NFRAP                          |
| <input type="checkbox"/> Lower Priority SI        | <input type="checkbox"/> Site is being addressed as part of another CERCLIS site   |
| <input type="checkbox"/> Defer to RCRA Subtitle C | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Defer to NRC             |  |

**Regional EPA Reviewer:**

Jan Hagiwara  
Print Name/Signature

8/14/08  
Date

**PLEASE EXPLAIN THE RATIONALE FOR YOUR DECISION:**

**The 100 Commercial Street site was discovered in 1995 and was addressed under the NYSDEC's Voluntary Cleanup Program. This Abbreviated Preliminary Assessment was created on 8/14/08 after it was learned that a PA for the site had never been completed by the NYSDEC under the terms of the Cooperative Agreement.**

The 100 Commercial Street site consists of a single story 72,000 square foot masonry building built in 1961 in Plainview, Nassau County, New York. The site is located in an industrial/commercial park surrounded by a residential area (Figure 1). Discharges of tetrachloroethane and trichloroethane into an onsite leaching pool led to the contamination of subsurface soil and groundwater. Groundwater is at a depth of approximately 100 feet in the area.

In 1998 the DEC undertook remediation of soil and groundwater at the site under the Voluntary Cleanup Program. (The PRP was the bank that inherited the property through bankruptcy of the previous owner.) In 2004 the DEC addressed soil vapor intrusion through the application of air sparging and soil vapor extraction. After remediation, analysis of onsite soil gas and air samples taken within the facility revealed that no significant levels of contaminants existed. Contaminant levels in onsite soil and groundwater were reduced to levels below the recommended soil cleanup objectives and the NYS Groundwater Standards, respectively.

As a result of the DEC's remediation activities, the site no longer poses a threat to human health or the environment. The site was delisted from the NYSDEC Registry of Inactive Hazardous Waste Sites in 2005 with the concurrence of the NYS Department of Health. The DEC says that no further action is planned. There is a perfume wholesaler currently operating at the site.

**NOTES:**

Information was verified in a telephone call to the Project Manager, NYSDEC engineer and geologist Jamie Ascher, on 8/14/08 (see attached Record of Telephone Conversation).

Figure 1. 100 Commercial Street, Plainview, NY



Source: GoogleEarth, accessed 8/14/08